



**12 Arbour Cliff Close NW
Calgary, Alberta**

MLS # A2276284



\$499,900

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,119 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Murphy Bed in Basement

Welcome to your new home in the highly sought-after, family-friendly community of Arbour Lake—where convenient main floor living meets comfort and style. Everything you need is thoughtfully laid out on one level, making this home an ideal choice for those seeking ease and accessibility. Step inside to discover a bright and functional open-concept layout, featuring a spacious kitchen that flows seamlessly into the dining area and inviting living room—perfect for both everyday living and entertaining. Two generously sized bedrooms provide flexibility for guests, a home office, or hobbies, while the large bathroom adds to the home’s practicality. Enjoy the added convenience of a dedicated main floor laundry area, eliminating the need for stairs altogether. Outside, the beautifully maintained grounds are taken care of by the HOA, including landscaping and snow removal—making this an excellent option for seniors or anyone looking to downsize without sacrificing independence. The partially developed basement adds flexibility with a large recreation room, fireplace, full bathroom, and Murphy bed—ideal for guests. Perfectly suited for all stages of life, this home offers a rare blend of low-maintenance living, functional design, and an unbeatable location close to amenities, parks, and more. Enjoy easy access to schools, shopping, recreation, and transit, with a bus stop just steps from your door connecting directly to Crowfoot LRT. Within walking distance you’ll find the Crowfoot YMCA, Public Library, playing fields, and multiple schools including Robert Thirsk High School, Arbour Lake School, and St. Ambrose Elementary/Jr High School. Residents also benefit from the Arbour Lake Residents Association, providing year-round lake access with activities such as skating and ice fishing in winter, and swimming, beach days, paddle

boating, and fishing in the summer. A fantastic opportunity to enjoy comfort, convenience, and community in this beautiful home. Don't miss your opportunity to enjoy effortless living in Arbour Lake.